039.0	0007	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	872,700	/	872,700
USE VALUE:	872,700	/	872,700
ASSESSED:	872,700	/	872,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-4	PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIBERACE BEATRICE
Owner 2:	
Owner 3:	
Street 1:	2 PATRICK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1971, having primarily Vinyl Exterior and 3066 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6389.000	481,200		391,500	872,700
Total Card	0.147	481,200		391,500	872,700
Total Parcel	0.147	481,200		391,500	872,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.68 | /Parcel: 284.68

Legal Description

User Acct
26279
GIS Ref
GIS Ref
Insp Date
12/06/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 039.0-0007-0011.0

!3248!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	481,200	0	6,389.	391,500	872,700		Year end	12/23/2021
2021	104	FV	459,500	0	6,389.	391,500	851,000		Year End Roll	12/10/2020
2020	104	FV	459,700	0	6,389.	391,500	851,200	851,200	Year End Roll	12/18/2019
2019	104	FV	366,900	0	6,389.	354,800	721,700	721,700	Year End Roll	1/3/2019
2018	104	FV	366,900	0	6,389.	336,400	703,300	703,300	Year End Roll	12/20/2017
2017	104	FV	344,200	0	6,389.	293,600	637,800	637,800	Year End Roll	1/3/2017
2016	104	FV	344,200	0	6,389.	250,800	595,000	595,000	Year End	1/4/2016
2015	104	FV	314,500	0	6,389.	232,400	546,900	546,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:49:14

LAST REV

Date	Time
05/14/19	14:37:39
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3248

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	784-63		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	26279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/22/2009	Meas/Inspect	294	PATRIOT
3/16/2000	Inspected	276	PATRIOT
3/1/2000	Measured	197	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6389		Sq. Ft.	Site		0	64.	0.96	3									391,469						391,500	

Total AC/HA:	0.14667	Total SF/SM:	6389	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	391,469	Spl Credit		Total:	391,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.3	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07016802
Const Adj.:	0.97174144
Adj $ / SQ:	187.187
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680642
Depreciation:	199428
Depreciated Total:	481214

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	2	1	
1	6	3	
Totals			
2	8	4	

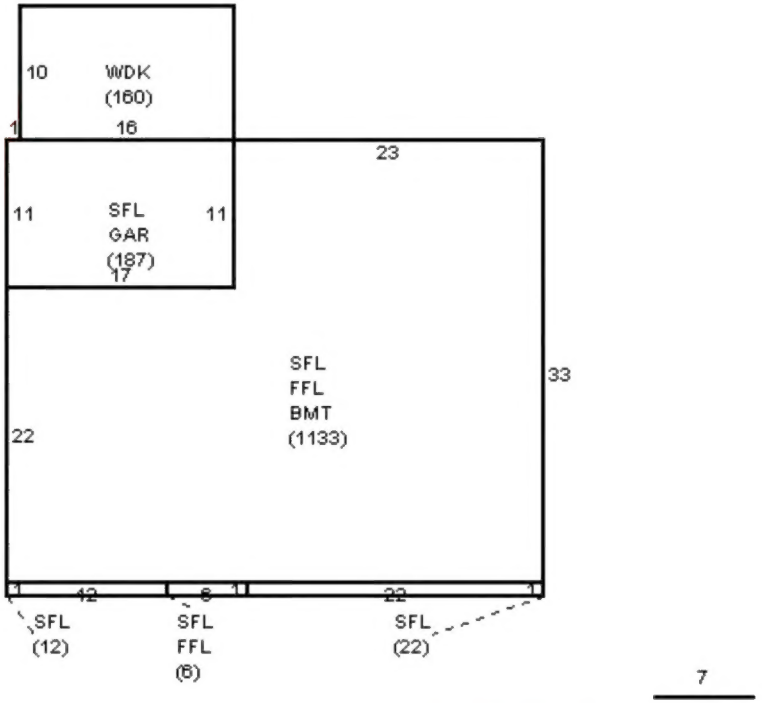
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.19
Special Features:	0	Val/Su Net:	120.93
Final Total:	481200	Val/Su SzAd	192.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,360	187.190	254,574
FFL	First Floor	1,139	187.190	213,206
BMT	Basement	1,133	74.410	84,303
GAR	Garage	187	27.570	5,155
WDK	Deck	160	11.900	1,905

Net Sketched Area:	3,979			Total:	559,143
Size Ad	2499	Gross Area	3979	FinArea	3066

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc